

MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION
DATE AND TIME: 9 August 2004, 4:00 P.M.

ATTENDANCE:

MEMBERS: Lois Herr, J. Scott Ulrich, and Allan Granger were present.

Charlie Douts, Virginia Brady, Julianne Dickson, Nancy Halliwell, and Jonathan Price were not present.

STAFF: James Cowhey, Frank Behlau, Julie Goodman, Randall Heilman, Mark Hiester, Gwen Newell, Wil Selman, Dean Severson, Mike Skelly, Mark Stivers, Danny Whittle, and Carol Grove.

OTHERS:

Mark Stanley

Hartman, Underhill, & Brubaker, Esquire

ORDER OF BUSINESS:

- I. Call to Order and Recognition of Guests: The meeting was called to order by Chairperson Herr at 4:00 p.m.
- II. Minutes of the Meeting of 26 July 2004: Hearing no objections to the Minutes, Mr. Ulrich moved and Mr. Granger seconded, to approve the Minutes. Ms. Herr abstained because, she was not in attendance at this meeting. The motion carried.
- III. Bills and Communications: None.
- IV. Report of Committees & Task Forces: Mr. Granger stated that the Housing Steering Committee's tour in Southern Lancaster County was very successful. He announced and invited those whom are interested that the next meeting will be held on **Thursday, 12 August 2004 @ 7:30 a.m.**, located at the new Lancaster County Public Safety Training Center.

He also announced and invited those whom are interested in attending the LIMC (*Lancaster Inter-Municipal Committee*) Summit held on **Thursday, 30 September 2004 @ 7:00 p.m.**, located at the Four Seasons Restaurant. He encouraged everyone to even bring someone.

Ms. Herr gave a brief update of the Growth Management Update Task Force meeting which was held on **Tuesday, 3 August 2004**. She indicated that there will be a meeting coming up in September 2004 which will be held in Adamstown Borough. The topic of discussion will be “Rural Strategy”.

V. Consent Agenda Items:

A. Chairperson Herr noted that the following items on the Consent Agenda were either lifted, revised, available, or added as indicated:

1. **#04-20**, Groff Road Subdivision, Eden Township, Unconditional Preliminary Plan Approval, (*Added to the Agenda and Approved*)
2. **#49-32**, Paradise Township, Proposed CDBG (*Community Block Grant*), Community Planning Review, (*Added to the Agenda*)

A motion was made by Mr. Ulrich to approve the consent agenda. Mr. Granger seconded the motion. The motion carried.

B. The following actions were taken as part of the motion:

1. Requests for Waivers:
 - a. **Sketch Plan**, Thomas R. & Martha A. Henry, Drumore Township, Section 303 Plan Processing Procedures, (*Conditionally Approved*)
 - b. **#72-466-3A**, Eagle Heights, Manor Township, Section 602.06 Sidewalks, (*Approved*)
 - c. **#74-208-4A**, Narvon Station Subdivision, Caernarvon Township, Sections 602.07, A, B, and C Vertical Alignment and Vertical Curves; and Section 602.03 Private Street Requirements, (*Postponed Until 23 August 2004 Meeting*)
2. Requests for Extensions of Time to Attain Compliance with The Conditions of Plan Approval:
3. Unconditional Preliminary Plan Approvals:
4. Requests for Approval of Subdivision and/or Land Development Applications:
 - a. **#72-225-3E**, Millwood Village – Phase 3, Pequea Township, (*Conditionally Approved*)

- b. **#04-60**, Thomas A. Breneman, Manor Township, (*Conditionally Approved*)

As part of the action on each Final Plan for Approval, the Commission conditionally waives the requirement to record the plan within ninety (90) days of the meeting date as stated in Section 303 of the Lancaster County Subdivision and Land Development Ordinance of 1991. This action extends by ninety (90) days the time allowed to record the Final Plan. Therefore, the final plans approved or conditionally approved at this meeting must be recorded within one-hundred and eighty (180) days of today's date. Applicants should reference the full text of the final approval letter for any conditions placed upon this action.

5. Requests for Review of Subdivision and/or Land Development Applications:

- a. **#71-373-4B**, Lowe's of East Hempfield Township, East Hempfield Township, (*Recommended for Conditional Approval*)
- b. **#72-46-5A**, Cloverbrook Development, Inc., West Earl Township, (*Recommended for Conditional Approval*)
- c. **#73-610-2A(a)**, Thomas Nissley, East Hempfield Township, (*Recommended for Conditional Approval*)
- d. **#74-49-5A**, Anita F. Hess, Upper Leacock Township, (*Recommended for Conditional Approval*)
- e. **#76-472-1**, Amish Trader Distribution, Paradise Township, (*Recommended for Conditional Approval*)
- f. **#77-220-3**, Mattress Warehouse, Manheim Township, (*Recommended for Conditional Approval*)
- g. **#98-145A**, Isaac S. & Elizabeth Huyard, Earl Township, (*Recommended for Conditional Approval*)
- h. **#99-5-2D**, Lincoln's Meadow – Phase III, Ephrata Township, (*Recommended for Conditional Approval*)
- i. **#99-72C**, Mount Joy Industrial Park, Rapho Triangle East LLC – Phase II, Rapho Township, (*Recommended for Conditional Approval*)
- j. **#03-32-1**, Reuben Glick, Mount Joy Township, (*Recommended for Conditional Approval*)
- k. **#03-70-2**, Lancaster Airport Authority, Manheim Township, (*Recommended for Conditional Approval*)
- l. **#04-69**, Melvin M. Martin, West Earl Township, (*Recommended for Conditional Approval*)

6. Requests for Planning Modules Review for Land Development:

- a. **#74-459-1**, Dean Edward & Eileen Susan Bare, East Lampeter and Upper Leacock Townships, (*Report Adopted as Drafted*)
- b. **#78-29A**, Porter Tract, East Hempfield Township, (*Report Adopted as Drafted*)
- c. **#03-32-1**, Reuben Glick, Mount Joy Township, (*Report Adopted as Drafted*)

- d. **#04-55**, Ray Fox Subdivision, West Earl Township, (*Report Adopted as Drafted*)

7. Requests for Community Planning Reviews:

- a. **#2-29**, Akron Borough, Proposed Subdivision & Land Development Ordinance.
- b. **#39-187**, Manheim Township, Proposed rezoning of 6 tracts of land totaling approximately 6.0 acres situated at the Southeast corner of Lititz Pike and East Oregon Road intersection from R-3 Residential and IN Institutional to B-1 Businesses.
- c. **#39-188**, Manheim Township, Proposed rezoning of approximately 6.0 acres situated on the Southeast side of Route 222 and North side of Taylor Drive from R-2 Residential to IN Institutional.
- d. **#39-189**, Manheim Township, Proposed amendment to the Zoning Ordinance by adding community clubs as a use by condition in the R-2 Zoning District and establish area and bulk regulations for a community club.
- e. **#41-108**, Manor Township, Proposed amendment to the Zoning Ordinance by substituting the term “Building Permit” with the term “Zoning Permit” and by revising certain definitions.
- f. **#41-109**, Manor Township, Proposed amendment to the Zoning Ordinance by adding a provision for flag lots; by amending the sign regulations providing for various district designations; and by amending the lot area requirements of the Rural Zone.
- g. **#45-65**, Mount Joy Borough, Proposed amendment to the Zoning Ordinance by revising regulations governing Traditional Neighborhood Development; and proposed rezoning of approximately 1.35 acres situated on the north side of Spring Alley, east of Apple Alley from Low Density, Residential to Traditional Neighborhood.
- h. **#51-52**, Pequea Township, Proposed rezoning of approximately 7 acres situated on the North side of West Penn Grant Road, West of Millwood Road and East of Marticville Road from Agricultural to R-2 Residential.
- i. **#59-15**, Terre Hill Borough, Proposed CDBG (*Community Development Block Grant*) funding for the Red Run Road – Wide Hollow Road Water & Sewer Extension Project.
- j. **#59-16**, Terre Hill Borough, Proposed CDBG (*Community Development Block Grant*) funding for the Fairview Street – East Main Street Water Main Loop and Sewer Extension Project.
- k. **#76-297-7A**, Manheim Township, Proposed development of 151 lots / 266 units on 84.8 acres situated on the East and West sides of the intersection of Fruitville Pike and Petersburg Road as a PDR (*Planned Residential Development*).

- C. Items lifted from the Consent Agenda for discussion and further consideration by the Commission: None.

VI. Old Business: None.

VII. New Business: None.

VIII. Public Participation: Chairperson Herr stated that the Commission thanks City Council for accommodating us for our meeting quarters.

IX. Adjournment: Mr. Granger made a motion to adjourn the meeting. The motion was seconded by Mr. Ulrich . The motion carried. The meeting was adjourned at 4:15 p.m.

NOTE: The next scheduled meeting of the Lancaster County Planning Commission will be on Monday, 23 August 2004.

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